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15th February 2024

Claire Hall
Senior Planner
Neath Port Talbot County Borough Council

Dear Claire,

On behalf of Bluefield Land Ltd

Land to the North of Old Foundry Road

Discharge of Conditions 3,4,5,8,10,11,12,13,14,15,16,17,18, 21 and 22 in respect of planning permission P2023/0265.

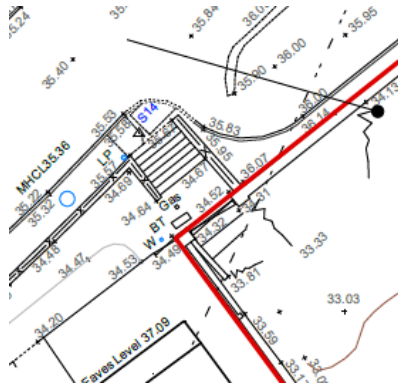
Full planning permission was granted for *Construction of 15 no. light industrial/commercial units (Use Class B1, B2, B8) with associated parking, servicing, hard and soft landscaping and drainage works* on 22nd August 2023. The permission was approved subject to conditions.

Application P2024/0055 for the discharge of Conditions 6 (part), 7, 9 and 20 is awaiting determination. This application covers the remaining conditionality.

We have pleasure in enclosing plans and documents to discharge the following planning conditions:

- **Condition 3:** Lighting Scheme
- **Condition 4:** Bat/ bird box locations indicated on Site Boundaries and Features Plan 1618:PL1-C01
- **Condition 5:** Site Boundaries and Features Plan 1618:PL1-C01
- **Condition 8:** Landscape Management Plan
- **Condition 10:** Otter Survey
- **Condition 11:** Site Investigation Report (**submitted with original application – file is 51mb so have not re-submitted, but can transfer again if needed**)
- **Condition 12:** Remediation Strategy Report
- **Condition 13:** Remediation Strategy Report, Site Investigation Report and Site Sections Plans (Plan and SH1, 2 and 3)
- **Condition 14:** Site Boundaries and Features Plan 1618:PL1-C01
- **Condition 15:** Site Sections Plans (Plan and SH1, 2 and 3)
- **Condition 16:** Site Sections Plans (Plan and SH1, 2 and 3)
- **Condition 17:** Materials and their specifications are as set out on approved plans with the original application. **It is assumed that physical samples are not required to be submitted?**
- **Condition 18:** Drainage Scheme
- **Condition 21:** Site Boundaries and Features Plan 1618:PL1-C01 and Refuse VT plan
- **Condition 22:** **see commentary below.**

Following further design and engineering assessment post grant of the full application, it is concluded that the requirement to ramp the access within the site can't be achieved as it is unfeasible to create an appropriate access over the distance available. Secondly, the access continues beyond the site boundary as steps and accordingly, the requirement to partially ramp an access is unnecessary. See snip of existing site plan below showing the steps just beyond the site:



Yours sincerely,
for RPS Group Limited

BBamy

Damian Barry
Director
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